



Rules for Use of the Clubhouse Campus

The following rules govern the use of the Toscana Isles amenity center. The rules are intended for the protection and benefit of all residents and guests to ensure safe and sanitary operation of the Clubhouse, Pool, Pool deck, and surrounding amenities, excluding the dog park (the “Clubhouse Campus”). Above all, people should treat each other with respect and consideration while using the Clubhouse Campus facilities.

Cooperation with these rules will encourage pleasant relaxation and recreation for everyone concerned. Parents and guardians, please explain these rules to your children and caution them to observe these rules and obey instructions related thereto. Any failure to comply with these rules shall be considered sufficient cause for the Association’s Management Company to suspend the right to use the Clubhouse Campus entirely.

Hours of Operation

- **Tennis and Bocce:** 5:00 AM – 10:00 PM
- **Pool:** Dawn to Dusk
- **Pool Deck:** 5:00 AM – 10:00 PM
- **Fire Pit:** 5:00 PM – 10:00 PM
- **Clubhouse:** 5:00 AM – 12:00 AM
- **Fitness Center:** 5:00 AM – 12:00 AM

Any person using the Clubhouse Campus does so at his/her own risk. Management and/or the Association do not assume responsibility for accidents or injuries in connection with such use.

The Management Company, the Association, and its representatives have the authority, at all times, to maintain order at the Clubhouse Campus.

- **Pets are not permitted on the Clubhouse Campus.**
- **No wheeled vehicles** (e.g., skateboards, bicycles, rollerblades, scooters, etc.) are permitted on the pool deck or tennis courts at any time. Wheelchairs or ADA devices are permitted. A bike rack is located by the playground and bocce courts. Any damage caused by wheeled vehicles will be the responsibility of the homeowner.
- **Music and audio equipment** may only be used at a reasonable volume so as not to disturb others. Content that is sexually explicit or obscene is strictly prohibited.
- **Smoking is prohibited on the Clubhouse Campus.**
- **All trash** must be deposited in trash receptacles.
- **All personal property** must be removed when leaving the Clubhouse Campus.
- **Footwear is required** when going to and from the Clubhouse Campus.
- **Only Management** is permitted in filter rooms and/or equipment supply rooms.



Guest Policy

Guests must abide by the following criteria:

1. **Day Guests** – Must be accompanied by a resident when utilizing the Clubhouse Campus. A maximum of **two Day Guests per resident household** is allowed.
2. **Overnight Guests** – Must be registered with the Property Manager or designee.

Guest use of the **bocce, tennis, and pickleball courts is limited to 1 hour per day per household if others are waiting.**

Homeowners shall be held responsible for the conduct of their family members, tenants, and guests. Violations may result in fines.

Ad Hoc, Civic-Oriented, and Special Interest Use of the Clubhouse

1. **Definition of Ad Hoc Use:** Ad hoc meetings/gatherings are non-HOA-sanctioned events that have not received HOA approval, a designated time, or a reserved space.
2. **Eligibility:** All residents may use the clubhouse for meetings or gatherings at no charge.
3. **Open Access & Conduct:** Room doors must remain open to all residents. Fundraising shall not be permitted and is strictly prohibited. Noise, activity, performances, or music shall not disturb others inside or outside the clubhouse, amenities, and Common Areas.
4. **Availability:** Ad hoc events or meetings are subject to availability and may be displaced by scheduled HOA events, rentals or other community needs. These ad hoc events may occur no more than once per week and only when time and space permit.
5. **Non-HOA Affiliation:** All ad hoc meetings and gatherings are not HOA-sponsored and shall not appear on the community calendar, or in other HOA approved communications.
6. **HOA Discretion & Right to Cancel:** The HOA has sole discretion in determining whether any clubhouse use is permitted. The HOA may revoke, restrict, or cancel access or use at any time, with or without notice, for any reason, including but not limited to community needs, scheduling conflicts, or policy violations.
7. **Privileges & Compliance:** The HOA grants clubhouse use as a privilege. Violations of this or other policies may result in loss of access to the clubhouse and other community amenities.

Pool Area Rules

- **No diving, jumping, running, rough play, or unsafe conduct.**
- **No person with a communicable disease** or recent diarrhea (within two weeks) may use the pool.
- **Diaper changing is only allowed in restrooms.**
- **Children under three years old** or those not toilet-trained must wear water-resistant swim diapers.
- **Children under 16** must be supervised by an adult.
- **Appropriate swimwear is required.**



A Lifestyle You Deserve!

- **Showering before entering the pool is required.**
- **No glass containers** are allowed on the pool deck.
- **Food and drink are not allowed in the pool.**
- **Pool furniture belongs to the Association** and must remain on the pool deck.

The pool may be closed at any time for maintenance or repairs.

Fitness Center Rules

- **Children under 16** must be accompanied by an adult.
- **Proper attire** (shirts and closed-toed shoes) must be worn.
- **Report damaged equipment** to the Property Manager.
- **Use equipment properly** and follow instructions.
- **Wipe down equipment after use.**
- **Return weights to designated places.**
- **Do not drop weights.**
- **Limit cardio equipment use to 30 minutes** if others are waiting.
- **In case of emergency, call 911.**

Clubhouse Campus Suspension of Rights

- **Delinquency** – Any owner **more than 90 days past due** on assessments may lose access to the Clubhouse Campus.
- **The HOA reserves the right to revoke privileges for repeated policy violations.**
- **This policy replaces the existing policy and is effective immediately upon approval of the Board.**

THIS RULE HAS BEEN DULY ADOPTED this 20th day of February, 2025, by the Board of Directors of TOSCANA ISLES MASTER ASSOCIATION, INC. at a properly-noticed and held meeting of the Board of Directors of the Association.

TOSCANA ISLES MASTER ASSOCIATION, INC.

(Corporate Seal)

By: *Diane Jochum*
Diane Jochum, President

Attest: *William Rymysz*
William Rymysz, Secretary